

## SPECIAL TOWN MEETING

November 6, 2014

The Moderator called the Town Meeting to order. The Special Town Meeting convened at 7:31 p.m. in the Bedford High School Auditorium. A quorum of one hundred and sixty-one registered voters was present. The Town Clerk read the return of service. The Moderator announced her name is "Betsey Anderson". The Moderator stated that the Town Meeting is the business meeting of the Town. Proper decorum must be maintained. The Moderator stated that the Town Meeting rules are published in the back of the warrant. The Moderator reviewed the rules of Town Meeting. A voter may not speak unless the Moderator recognizes them. Microphones are in the aisles. Name and address are required to speak. A voter may not speak more than twice in debate unless they have a question. Respect the time limits. Questions must be directed through the Moderator. Debate must be kept within the scope of the motion. Amendments must be in writing for the Town Clerk and Moderator. There is no clapping or booing. Local cable is taping the meeting. Local cable will not tape during the voting. Turn off cell phones. If you need to take a phone call, please go to the lobby. Obtain an orange card for voting at check-in for hand counts. The tellers for the evening are: Peter Donahue, Rosemary Dyer, Charles Huxsaw and Gloria Moll. The Moderator stated that the center section of seating in the auditorium was divided by tape to expedite the counting procedure for the tellers.

### ***Article 1 - Debate Rules***

Margot Fleischman made the following motion and the motion was seconded.

Voted, that the Town adopt the following procedure for the current Special Town Meeting:

- A. A speaker presenting an article or amendment to an article shall be limited to ten (10) minutes;
- B. Other speakers shall be limited to five (5) minutes;
- C. No article shall be presented after 10:45 p.m.;
- D. Town Meeting by majority vote may waive A, B, or C;

#### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval

Moderator declared motion adopted by two-thirds vote.

### **Article 2 - Disposition of Abandoned Property**

Caroline Fedele made the following motion and the motion was seconded.

Voted, that the Town accept Section 9A of Massachusetts General Law Chapter 200A.

#### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval

Moderator declared motion adopted unanimously.

Don Corey presented the report for the Historic Preservation Committee.

### **Article 3 - General Bylaw Amendment –Demolition Delay**

William Moonan made the following motion and the motion was seconded.

Voted, that the Town amend the General Bylaws of the Town of Bedford under Article 57-Demolition Delay, as follows:

## **ARTICLE 57. DEMOLITION DELAY**

### **57.2 Definitions**

Delete and substitute the following definition:

*Current Text:*

"Preferably Preserved" – Any significant building which the Commission determines, following a public hearing, that it is in the public interest to be preserved or rehabilitated rather than to be demolished. A preferably preserved building is subject to the twelve-month demolition delay period of this Bylaw.

*Proposed Text:*

Preferably Preserved - If, following a public hearing, the Commission determines that the demolition of a significant building would be detrimental to the historical or architectural heritage or resources of the town and that it is in the public interest that the building be preserved or rehabilitated rather than be demolished, such building shall be considered a preferably preserved building.

### **57.4 Procedure**

*Current Text:*

If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Inspector and applicant in writing. No demolition permit may then be issued for a period of twelve (12) months from the date of the determination unless otherwise agreed to by the Commission. If the Commission does not so notify the Building Inspector within twenty-one (21) days of the public hearing, the Building Inspector may issue the demolition permit.

Upon a determination by the Commission that any building which is the subject of an application is a preferably preserved building, no building permit for new construction or alterations on the premises shall be issued for a period of twelve (12) months from the date of the determination unless otherwise agreed to by the Commission.

*Proposed Text:*

If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Inspector and applicant in writing. No demolition permit may then be issued for a period of **eighteen (18) months** from the date of the determination unless otherwise agreed to by the Commission. If the Commission does not so notify the Building Inspector within twenty-one (21) days of the public hearing, the Building Inspector may issue the demolition permit.

Upon a determination by the Commission that any building which is the subject of an application is a preferably preserved building, no building permit for new construction or alterations on the premises shall be issued for a period of **eighteen (18) months** from the date of the determination unless otherwise agreed to by the Commission.

*Current Text:*

The Building Inspector may issue a demolition permit or a building permit for a preferably preserved building within the twelve (12) months if the Commission notifies the Building Inspector in writing that:

*Proposed Text:*

The Building Inspector may issue a demolition permit or a building permit for a preferably preserved building within the **eighteen (18) months** if the Commission notifies the Building Inspector in writing that:

*Current Text:*

Following the twelve (12) month delay period, the Building Inspector may issue the demolition permit.

*Proposed Text:*

Following the **eighteen (18) month** delay period, the Building Inspector may issue the demolition permit.

## **57.7 Enforcement and Remedies**

*Current Text:*

If a building subject to this Bylaw is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two years from the date of the demolition on the subject parcel of land or any adjoining parcels of land under common ownership and control unless otherwise agreed to by the Commission

*Proposed Text:*

**No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this bylaw for a period of three (3) years from the date of demolition unless otherwise agreed to by the Commission. As used herein "premises" includes the subject parcel of land and any adjoining parcels of land under common ownership and control. Upon a determination by the Commission that a building is a preferably preserved building, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the Building Inspector. Should the owner fail to secure the building, the loss of such building through fire or other cause shall be considered voluntary demolition for the purposes of this section.**

### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval

Moderator declared motion adopted.

## **Article 4 - Zoning Bylaw Amendment - Industrial Mixed Used**

Shawn Hanegan made the following motion and the motion was seconded.

Voted, that the Town amend the Zoning Bylaw by replacing Section 15, Industrial Mixed Use as printed in its entirety:

### **15.1 General Purpose**

The Industrial Mixed Use special permit from the Planning Board is intended to foster desirable economic development for the community, by facilitating the development and redevelopment of sites that encompass combinations of land use that are different but compatible and economically complementary to one another. Projects may consist of multiple uses contained in a single building, or campus-type configurations involving more than one building on one parcel (or contiguous parcels in common ownership). In either case, the development is intended to improve site and community amenities, reduce environmental impacts and add value to property.

## **15.2 Authority and Applicability**

### **15.2.1 Special Permit Granting Authority**

The Planning Board shall be the Special Permit Granting Authority for Industrial Mixed Use developments.

### **15.2.2 District Applicability**

An Industrial Mixed use special permit shall be allowed in the following districts: Industrial Park A, Industrial B, Industrial C, and Commercial.

### **15.2.3 Master Planning and Phasing Option**

Industrial Mixed Use development projects may be submitted at the applicant's discretion in a master planned permitting structure, wherein a general special permit is granted with the expectation that detailed phasing plans will be submitted for special permit review upon their readiness for construction.

## **15.3 Development Objectives & Plan Review Criteria for Industrial Mixed Use Projects**

The following are the Development Objectives to which all IMU special permit projects shall aspire, and the Review Criteria which the Planning Board shall apply in evaluating all IMU special permit applications:

### **15.3.1 Development Objectives**

In proposing projects under the Industrial Mixed use special permit, applicants shall consider and strive to attain the following objectives, whether the submission is a new development or a redevelopment/retrofitting of an existing development, or any combination thereof:

Generate harmonious clusters of economic activity where the uses complement one another and in doing so help the community at large.

Facilitate combinations of uses that reflect the viable and emerging businesses of all types associated with the economy of the Boston metropolitan region and the Commonwealth of Massachusetts.

Invest capital to beautify properties and increase the physical and visual integration of uses and buildings.

### **15.3.2 Plan Review Criteria for Industrial Mixed Use Projects**

Plans reviewed by the Planning Board under an IMU special permit shall be evaluated in terms of the following criteria, wherever applicable, whether the submission is a new development or a redevelopment/retrofitting of an existing development, or any combination thereof, and subject to appropriate findings by the Planning Board:

The determination that the uses proposed are complementary to and compatible with one another economically and in terms of site usage, and that the mix of uses furthers the intent of this section and the zoning bylaw.

Where multiple buildings are involved, the extent to which improvements are included that will establish or enhance the distinct visual relationship of the buildings to one another, using elements such as: the physical siting of the buildings themselves; open space; common areas; landscaping; trails and walks; or other site amenities to define and reinforce that relationship.

The accommodation in site design of pedestrian walks and trails, bicycle travel and off-site connectivity to other trails, conservation areas and destinations.

The reduction or avoidance of large concentrations of at-grade parking lots in favor of smaller, multiple lots where possible, or alternatively, to break up large expanses of pre-existing parking with landscape and pedestrian features.

The use of viable shared parking arrangements, to minimize the amount of parking, impervious surface and stormwater runoff.

The incorporation of low impact development techniques to provide or supplement stormwater management.

The adequate addressing of all conventional site design issues, such as internal traffic circulation, public safety, provision of utilities and other aspects normally seen in all plans.

#### **15.4 Permitted Uses**

The following uses shall be allowed by special permit in Industrial Mixed Use developments, including a modification to Table I under the Commercial district column, to change the allowed status of industrial mixed uses from “No” (not permitted) to “SP” (allowed by special permit):

- Business and Professional Offices
  - General offices: corporate and multi-occupancy
- Light Manufacturing
  - Computer and related manufacturing or assembly
  - Electronics parts, circuitry and products, manufacturing or assembly
  - Medical device research, manufacturing or assembly
- Information Technology & Life Sciences
  - Information technology & data Storage
  - Software Development & Services
  - Bio-pharmaceuticals research, development and manufacturing
  - Industrial biotechnology or informatics
  - Biological testing laboratories, excluding bio-safety level four (BL-4) as per Centers for Disease Control
  - Earth sciences, environmental research, testing & development
- Health Care
  - Medical clinics, offices & services
- Institutional & Educational
  - Educational and training, for profit
  - Non-profit foundation or institutional use
  - Educational or child care facility, exempt under MA law
- Retail & Services
  - Retail and personal services stores with gross floor area not exceeding 10,000 square feet
  - Bank
- Restaurants, Hostelry & Recreation
  - Restaurants with sit-down table service, not of the fast order or drive-through type, but not excluding take-out service.
  - Hotel (Industrial Districts only)\*
  - Fitness businesses, any type, with gross floor area not exceeding 10,000 square feet
  - Recreation or cultural business with gross floor area not exceeding 5,000 square feet
- Other Uses
  - Other uses determined to be fully compatible with those in this section but not listed herein
  - Municipal facilities
- Accessory Uses
  - Free-standing parking structure
  - Private or public solar array
  - Common utility, power and communication facilities with screening and planting appropriate to the site & abutting uses.

#### **15.5 Mixed Use Minimum Criteria**

The following are the minimum thresholds for constituting an IMU development:

#### 15.5.1 Minimum Number of Uses

The proposed IMU development must have a minimum of two distinct uses as defined by the allowable uses in this section, whether contained in a single building or multiple buildings.

#### 15.5.2 Minimum Mixed Use Floor Area

No single use or like grouping of uses shall occupy more than 92% of the gross floor area of a single building or 94% of the total GFA of all buildings on the site.

### 15.6 Density

The following are the maximum density entitlements for an IMU special permit. The Planning Board may limit any development project to less than these density entitlements for circumstances that are necessary to protect the public interest or other properties, or to further the aims of this section and the Zoning Bylaw:

#### 15.6.1 Maximum Floor Area Ratio (FAR)

The FAR for any IMU development shall not exceed .35.

#### 15.6.2 Increase in FAR

The FAR may be increased to .40 in cases where a Shared Parking Plan has been submitted and has demonstrated to the satisfaction of the Board by means of a finding that it will reduce the parking supply to less than that required by section 7.4 of this Bylaw, as verified by the Code Enforcement Director. Said finding shall be based on a determination that due to any combination of factors among the participating businesses such as hours of operation or employee work shifts, peak customer demand, minimal parking needs on-site or other complementary circumstances among businesses, a reduction in the required parking supply for the project is justified.

### 15.7 Dimensional and Performance Requirements

The following standards shall apply to all development projects seeking an IMU special permit:

#### 15.7.1 Flexibility Criteria

It is the intent of this section to allow for a high degree of flexibility in the design or retrofitting of projects seeking an IMU special permit, in terms of the dimensions provided for the proposed development. The Planning Board shall determine the adequacy of the proposed dimensions and may adjust proposed dimensions upward or downward in accordance with the following criteria:

Adequacy of setbacks, yards and parcel perimeter buffering to avoid negative impacts on abutting and nearby uses from buildings or parking associated with the IMU development

Aesthetic enhancement for the immediate vicinity and the wider area or district

Use of existing site amenities within setback areas, including vegetation, landscaping, topographic characteristics, stone walls, surface water or other features.

#### 15.7.2 Dimensional minima and maxima for the full development parcel:

Minimum Lot Area:	One (1) acre
Minimum Frontage:	As in existing zoning district, but may be reduced by the Planning Board within the IMU special permit discretionary authority.
Minimum Front Setback:	As in existing zoning district, but may be reduced by the Board.
Minimum Side and Rear Yards:	As in existing zoning district, but may be reduced by the Board.

Maximum Building Height	As in existing zoning district.
Minimum Lot Landscaping	30%
Maximum Lot Coverage	35%

## **15.8 Parking Requirements, Site Access, Transportation**

The following are the flexible parking provisions for an IMU development:

### **15.8.1 Type of Facility**

Parking may be provided at ground level, at sub-grade within buildings or in attached or detached parking structures.

### **15.8.2 Parking Site Location & Distribution**

Parking within the front setback of buildings shall be confined to spaces for vehicles involving: visitors: emergency services: handicapped access: drop-off and pick-up of people or goods: transit systems and preferred spaces for certified car and van pool users operating through an organized trip reduction program.

All other parking shall be located at the rear or side of buildings.

Effort shall be made to distribute parking among multiple smaller lots rather than in one or more large expanses of parking, or, in the event of pre-existing large concentrations of parking, to provide visual and functional relief by means of landscaping, separation, pedestrian ways and other amenities.

### **15.8.3 Parking Quantity**

Total parking supplied on site shall be evaluated by the Planning Board for adequacy to serve the proposed mix of uses.

After the parking required by zoning and any existing parking spaces are verified by the Code Enforcement Director, the Board may deem parking supply excessive or inadequate and request revision of the parking plan, or it might deem the parking to be adequate.

In determining adequacy, the Board shall take into account whatever combination of pre-existing and newly proposed parking spaces constitutes an optimum quantity, and shall make a finding to that effect.

Electric vehicle charging stations may be located within any parking area.

Section 7.4.3 concerning the granting of relief from parking regulations by the Zoning Board of Appeals shall not apply.

### **15.8.4 Shared Parking**

Shared parking arrangements may be proposed to reduce the extent of parking lots and impervious surface and reduce stormwater runoff. A Shared Parking Plan shall be provided in these instances, documenting that the planned arrangements will reduce the parking supply to less than that required by section 7.4 of this Bylaw, as verified by the Code Enforcement Director. Said Plan shall substantiate that the targeted parking reduction is viable among building occupants due to any combination of factors such as hours of operation or employee work shifts, peak customer demand, minimal parking needs on-site or other complementary circumstances among the businesses. Significant changes to these circumstances or to the participating businesses may require a special permit minor modification before the Planning Board. Shared Parking Plans may be submitted for a minor special permit modification at any time after the development is operational, for the purpose of avoiding anticipated future parking demand that might exceed the capacity of the site.

#### 15.8.5 Reserve Parking

The Planning Board may consider for approval the placing of some of the on-site parking supply into future reserve status, where it remains unbuilt until needed, provided the Board finds that the immediate parking demand is satisfied by the constructed parking spaces. Construction of such parking areas, should it involve minimal adjustment to previously approved parking quantity or physical layout, shall be subject to a minor special permit amendment.

#### 15.8.6 Curb Cuts

The Planning Board shall determine that the number of curb cuts shown on the Plans to serve the site along any frontage, including frontage on more than one street, is adequate but not excessive, considering both pre-existing and newly proposed curb cuts. This determination shall be made in consultation with DPW Engineering and may include referral to the Selectmen sitting as Road Commissioners.

#### 15.8.7 Transportation Mitigation

##### A) Trip Reduction

In IMU development projects that it deems to be sufficiently large in number of employees and regular in terms of peak hour commuting patterns, the Planning Board may require as a condition of the special permit participation in a transportation management association, existing transit shuttle bus or other trip reduction program.

##### B) Traffic Mitigation

In IMU development projects where, after Department of Public Works or other engineering review, determines that the net traffic increase will be of sufficient impact to result in traffic congestion at site curb cuts and/or reduction of level of service at area intersections, the Planning Board may require as a condition of the special permit that improvements be made within the public right of way to mitigate traffic impacts. Such mitigations shall be subject to review and approval by the Selectmen acting as Road Commissioners. Performance guarantees to secure the proper construction of off-site traffic mitigations may be required by the Planning Board, in consultation with DPW Engineering. Alternatively, or in addition to, any physical improvements, other means of reducing traffic congestion may be required, including but not limited to contributions to a relevant traffic study or an adjacent capital improvement project being carried out under other auspices.

### 15.9 Application

The following are the requirements for submission of IMU special permit application materials. The Planning Board may waive the provision of select items if felt to be unnecessary for or inapplicable to the development project, or may do so by delegation to professional staff:

#### 15.9.1 Plan Submission: Format & Quantities

A) Plan sets and other relevant graphic materials: the applicant shall submit the following: a digital PDF file of the full plan set and other graphic materials; ten (10) paper copies of the full plan set and other graphic materials at the 11" x 17" dimension; three (3) plan sets at full 24" x 36" size; and, at the discretion of the Planning Department staff and Department of Public Works engineering staff—Autocadd files for the project plan set in original CADD format and/or in readable drawing format .

B) All text documentation and application materials: the applicant shall submit the following: a digital PDF file of all required and voluntarily-provided materials; ten (10) paper copies of same.

#### 15.9.2 Plan Submission Content

Plans of the site and related engineering details shall be stamped by a registered professional engineer licensed to practice in Massachusetts. Plans shall generally follow the submission requirements in Section 7.5.2.1, paragraphs (a) through (e), subject to modification on a case basis,



but typically shall include the following: cover sheet, legend and notes; existing site conditions; general site layout; grading and topography; stormwater management; utility plans; detailed landscape plans, the final version of which shall be stamped by a registered landscape architect licensed to practice in Massachusetts; and as many sheets as are needed to portray engineering details covering all aspects of utilities, infrastructure and site engineering and construction. If pertinent, the package may include traffic diagrams; building elevation drawings; impact analysis for designated aspects of the project, or other material pertinent to the proposed development.

#### 15.9.3 Other Submission Materials

Submission packages shall include the Application Form; a Cover Letter; Drainage Calculation Reports; and other material deemed to be necessary in pre-application communications. Additional material may include, on a case basis as needed, traffic impact analysis; groundwater protection studies and plans; operation and maintenance plans for on-site utilities; common maintenance agreements; analyses in aspects of project impact; and other materials deemed to be necessary by the Planning Department or Board.

### 15.10 Planning Board Findings

A special permit shall be issued under this section if the Planning Board finds that the development is in harmony with the Purposes and the Objectives and Review Criteria of this section and that it contains a compatible mix of uses sufficiently advantageous to the Town to render it appropriate to depart from the requirements of the Bylaw otherwise applicable to the Industrial or Commercial District in which the development is located.

### 15.11 Amendments

After approval, the developer may seek amendments to the approved plan. Minor amendments may be made by a majority vote of the Planning Board. It shall be a finding of the Planning Board whether a requested amendment is deemed to be major or minor. A major amendment shall require the filing of an amended special permit application.

-----  
\* A hotel located therein in the Industrial Park A, Industrial B, Industrial C districts may contain, in addition to guest rooms, lodging units that are suites with permanent cooking facilities for temporary or intermittent stay required for guests who are there as temporary occupants engaged in business activity, or if for other purpose, subject to the limitations of 4.2.6.1 in this zoning bylaw.

#### Recommendations:

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Planning Board:	Recommended approval

Moderator declared motion adopted by two-thirds vote.

### Article 5 - Zoning Bylaw Amendment - Landscaping, Tree Protection and Visual Screening in Developments, including Greenbelts, and Perimeter No Building Rules in Cluster and Planned Residential Developments

Jeffrey Cohen made the following motion and the motion was seconded.

Voted, that the Town amend various sections of the Zoning Bylaw, relating to landscaping, tree protection and visual screening in developments, including changes to the current Greenbelt provision, and to the 50 foot wide perimeter no building rules in Cluster and Planned Residential Developments:

**A. Section 6. Change title.**

*Current Text:*

DIMENSIONAL REGULATIONS

*Proposed Text:*

DIMENSIONAL AND LANDSCAPING REGULATIONS

**B. Section 6.2.12, Interpretation – Minimum Lot Landscaping**

*Current Text:*

Minimum Lot Landscaping

The total ground area landscaped shall be at least the required minimum lot landscaping as noted in Table II. Such landscaping shall be designed to reduce the visual impact of the principal use upon adjacent property and within the lot. Where the developed area adjoins land zoned for residential use, a greenbelt shall be provided. Such greenbelt shall consist of four (4) staggered rows, each row ten (10) feet apart, of substantially sight impervious evergreen foliage at least 8 feet in height or planting of shrubs and trees complimented by a sight-impervious fence of at least 6 feet, but not more than 8, in height or such other type of landscaping as may be required under site plan approval. In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum lot landscaping. In the Limited Business and Commercial Districts the frontage lots shall be landscaped with a minimum of one deciduous tree for each 35 linear feet. The tree species shall be in accordance with the requirements of the Bedford Department of Public Works.

*Proposed Text:*

Minimum Lot Landscaping and Standards

The total ground area landscaped shall be at least the required minimum lot landscaping as noted in Table II. Such landscaping shall be designed to reduce the visual impact of the principal use upon adjacent property and within the lot. **In particular, attention shall be paid to the following aspects:**

**a) In the Industrial, Commercial and Business Districts or where required for specific types of development under other provisions of the Zoning Bylaw, where the developed area adjoins land zoned for residential use, a landscape buffer shall be provided. The adequacy of such a landscape buffer shall be a matter for consideration in any review of a site plan or special permit within the purview of the Planning Board. The nature of this buffer shall be appropriate to the aesthetic character of the structures and uses on the lot, as viewed across the relevant boundary. It shall include substantially sight impervious screening of any exterior equipment, storage or loading areas with dense planting of trees and shrubs, which may be supplemented by a fence. Buildings that present blank facades will require more planting to moderate their visual impact than those with architectural detailing and a scale compatible with a residential area. Existing assets that have the potential to contribute to an attractive site perimeter should be identified and used to advantage as far as practicable; these may include vegetative, topographic, water or wetland features, and structures such as historic buildings or stone walls. The proximity to existing or potential future residences shall be taken into account. a greenbelt shall be provided. Such greenbelt shall consist of four (4) staggered rows, each row ten (10) feet apart, of substantially sight impervious evergreen foliage at least 8 feet in height or planting of shrubs and trees complimented by a sight-impervious fence of at least 6 feet, but not more than 8, in height or such other type of landscaping as may be required under site plan approval.**

**b) In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum lot landscaping.**

**c) Further tree planting may be required, including along road frontages. In the Limited Business and Commercial Districts the frontage lots shall be landscaped with a minimum of one deciduous tree for each 35 linear feet. The tree species shall be in accordance with the requirements of the Bedford Department of Public Works.**

### ***C. Section 6.5.4, Educational Uses – Greenbelt***

*Current Text:*

Greenbelt

A greenbelt shall be provided to screen the proposed development from adjoining land zoned for residential use as specified in Section 6.2.12.

*Proposed Text:*

~~Greenbelt~~ **Landscape Buffer**

A **landscape buffer** ~~greenbelt~~ shall be provided to **moderate the visual impact of screen** the proposed development ~~from on~~ adjoining land zoned for residential use as specified in Section 6.2.12.

### ***D. Section 6.6.5, Child Care Facility and Religious Uses – Greenbelt***

*Current Text:*

Greenbelt

A greenbelt shall be provided to screen the proposed development from adjoining land zoned for residential use as specified in Section 6.2.12.

*Proposed Text:*

~~Greenbelt~~ **Landscape Buffer**

A **landscape buffer** ~~greenbelt~~ shall be provided to **moderate the visual impact of screen** the proposed development ~~on from~~ adjoining land zoned for residential use as specified in Section 6.2.12.

### ***E. Table II Dimensional Regulations***

Amend Table II, Dimensional Regulations, by replacing the column headed “Minimum Lot Landscaping %” and footnotes, as follows:

		<i>Current</i>	<i>Proposed</i>
Residence R	Standard Subdivision	-	-
Residence A	"	-	-
Residence B	"	-	-
Residence C	"	-	-
Residence D	"	50	50
Residence R	Cluster Development	-	-
Residence A	"	-	-
Residence B	"	-	-
Residence C	"	-	-
Limited Business		25	25*
Limited Business		25	25*
General Business		25	25*
Commercial		30% in all cases provided that where such use abuts a residential district a greenbelt shall be provided.	30*
Industrial B		50% in all cases provided that where such abuts a residential district a greenbelt shall be provided.	50*
Industrial Park A		50% in all cases provided that where such abuts a residential district a greenbelt shall be provided.	50*
Industrial C		50% in all cases provided that where such	50*

		abuts a residential district a greenbelt shall be provided.	
--	--	---	--

See Section 6 for provisions applicable to this Table II.

**\*Where the use abuts a residential district, a landscape buffer shall be provided as specified in Section 6.2.12**

***F. Section 7.5.2.1 b), Site Plan Approval—Procedure for Review by the Planning Board – Application for Site Plan Approval***

*Current Text:*

(b) The applicant shall submit such material as may be required regarding design features intended to integrate the proposed new development into the existing landscape, to enhance aesthetic assets and to screen objectionable features from neighbors.

*Proposed Text:*

(b) The applicant shall submit such material as may be required regarding design features intended to integrate the proposed new development into the existing landscape, to enhance aesthetic assets and to screen objectionable features from neighbors. **This shall include addressing any requirement for a landscape buffer under Section 6.2.12.**

***G. Section 8.2.8, Cluster Development – Standards – Greenbelt***

*Current Text:*

Greenbelt

No building shall be erected within 50 feet of the boundary line with adjoining land zoned for residential use. A greenbelt shall be provided to screen the proposed development from adjoining land zoned for residential use, as specified in Section 6.2.12.

*Proposed Text:*

**Landscape Buffer Greenbelt**

No building shall be erected within 50 feet of the boundary line with adjoining land zoned for residential use, **except buildings for uses accessory to single family dwellings as described in Section 5 and subject to the dimensional placement provisions of Section 6.** A landscape buffer~~greenbelt~~ shall be provided to **moderate the visual impact of**~~screen~~ the proposed development ~~on~~~~from~~ adjoining land zoned for residential use, as specified in Section 6.2.12.

***H. Section 9.2.5, Planned Residential Development (PRD) – Standards – Lot Area, Frontage and Yard Requirements***

*Current Text:*

Lot Area, Frontage and Yard Requirements

There shall be no minimum lot area, frontage or yard requirements within a PRD. However, no building shall be erected within 50 feet of a public way or boundary line of the PRD. A Greenbelt shall be provided to screen the proposed development from adjoining land zoned for residential use, as specified in Section 6.2.12.

*Proposed Text:*

Lot Area, Frontage and Yard Requirements, **and Landscape Buffer**

There shall be no minimum lot area, frontage or yard requirements within a PRD. However, no building shall be erected within 50 feet of a public way or boundary line of the PRD, **except buildings for uses accessory to residential use as described in Section 5 which shall be subject to the Planning Board's discretion.** A landscape buffer~~Greenbelt~~ shall be provided to **moderate the impact of**~~screen~~ the proposed development ~~on~~~~from~~ adjoining land zoned for residential use, as specified in Section 6.2.12.

***I. Section 19.5.5, Town Center Mixed Use Overlay District – Design Standards and Planning Board Findings – landscape materials***

*Current Text:*

Landscape materials used as buffers are native, non-invasive, hardy for New England weather conditions and disease resistant. The greenbelt provisions of section 6.2.12 shall also apply.

*Proposed Text:*

Landscape materials used as buffers are native, non-invasive, hardy for New England weather conditions and disease resistant. The **landscape buffer**-greenbelt provisions of section 6.2.12 shall also apply.

**Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Planning Board:	Unanimously recommended approval

Moderator declared motion adopted by two-thirds vote.

Jan Shepard presented the report for the Charter Review Committee.

**Article 6 - Miscellaneous Charter Amendments**

Jan Shepard made the following motion and the motion was seconded.

Voted, that the Town approve the amendments to the Town of Bedford Charter:

***a) Article 2 - The Town Meeting, Section 2-6 Clerk of the Town Meeting***

*Current text:*

The Town Clerk shall record all votes and preserve as public records all proceedings of the Town Meeting sessions. If at a Town Meeting the office of Town Clerk is vacant, or if the Town Clerk is absent, the meeting shall elect a temporary Clerk.

*Proposed Text:*

The Town Clerk shall record all votes and preserve as public records all proceedings of the Town Meeting. ~~sessions~~. If at a **session** of Town Meeting the office of Town Clerk is vacant, or if the Town Clerk is absent, the ~~meeting~~ shall elect a temporary Clerk.

***b) Article 2 -The Town Meeting, Section 2-8 Petitioners' Advisory Committee (Second Sentence)***

*Current Text:*

Appointees shall serve for a term of one year and shall be attorneys or persons otherwise qualified by virtue of their experience in town government.

*Proposed Text:*

Appointees shall serve for a term of one year and shall be attorneys or persons otherwise qualified by ~~virtue of~~ their experience in town government.

***c) Article 2 - The Town Meeting, Section 2-9 Town Meeting Vote by Consent***

*Current Text:*

In preparing the warrant for Town Meeting the Selectmen may, at their discretion, place two or more items subject to a vote at Town Meeting into a consent article. A vote on a consent article shall be a vote on all items it contains; however, each item shall be printed in the article in a separate paragraph

so that it is identifiable and distinct from all others. The Town Meeting may vote to amend a consent article by removing from it any item making that item subject to a separate vote. In that event a consent article shall be voted, as amended.

*Proposed Text:*

In preparing the warrant for Town Meeting the Selectmen may, ~~at their discretion,~~ place two or more items subject to a vote ~~at Town Meeting~~ into a consent article. A vote on a consent article shall be a vote on all items it contains; however, each item shall be printed in the article in a separate paragraph so that it is identifiable and distinct. ~~from all others.~~ The Town Meeting may vote to amend a consent article by removing from it any item, making that item subject to a separate vote. In that event a consent article shall be voted, as amended.

**d) Article 2 - The Town Meeting, Section 2-11 Submission of Budgets by Elected Boards and Elected Committees to the Finance Committee**

*Current Text:*

All elected boards and elected committees shall submit their budget to the Finance Committee no later than the second Monday in January. The Selectmen's budget shall be in the form specified in Article 5, Section 2 of this Charter.

*Proposed Text:*

All elected boards and elected committees shall submit their budget to the Finance Committee no later than the second Monday in January. The Selectmen's budget shall be in the form specified in Article 5, Section 2 of this Charter. **Exceptions to this date will be subject to the decision of the Finance Committee.**

**e) Article 3 - The Selectmen, Section 3-3 Appointments**

<i>Current Text:</i>			<i>Proposed Text:</i>		
In addition to appointments to temporary posts and committees they may create, the Selectmen shall make the following appointments for the terms specified:			In addition to appointments to temporary posts and committees they may create, the Selectmen shall make the following appointments for the terms specified:		
		Length of Term			Length of Term
<u>Office</u>	<u>No. of</u>	<u>Years</u>	<u>Office</u>	<u>No. of</u>	<u>Years</u>
Fence Viewers	5	1	<del>Fence Viewers</del>	<del>5</del>	<del>1</del>
Measurers of Wood, Bark and Manure	5	1	<del>Measurers of Wood, Bark and Manure</del>	<del>5</del>	<del>1</del>
Town Manager	1	Pleasure of Selectmen	<del>Town Manager</del>	<del>1</del>	<del>Pleasure of Selectmen</del>

**f) Article 5 - Town Manager, Section 5-1 Conditions of Office, Duties**

*Current Text:*

The Selectmen shall appoint a Town Manager who shall be qualified by education, training, or previous experience in public administration to perform the duties of the office. He or she shall be the chief administrative officer of the Town. The individual shall not have served in an elective office in the Town during the twelve months prior to the appointment. He or she shall devote full-time to the business of the Town. The Town Manager's compensation shall be set by the Selectmen within the amount appropriated by the Town Meeting. The Town Manager shall serve at the pleasure of the Selectmen; however, at least four Selectmen must vote for dismissal if the individual is to be removed from office. The Town Manager shall be responsible for the conduct of affairs placed in his or her charge by this Charter or by other legal source or delegation of authority. Among the powers and duties of the Town Manager are the following:

- a. Recommend to the Selectmen for their consideration and approval policies and long-range goals to guide the plans and programs of the several offices and departments.

- c. Prepare the Salary Administration Plan Bylaw amendment for approval of Town Meeting. In this regard he or she shall administer the Bylaw and perform all administrative and policy functions in said Bylaw.
- e. Provide staff support to the Capital Expenditure Committee to assist it in the execution of its duties.
- f. Keep Selectmen informed as to the financial condition and needs of the Town and make such recommendations to them as deemed necessary or expedient.

*Proposed Text:*

The Selectmen shall appoint a Town Manager who shall be qualified by education, ~~training, or previous~~ **and** experience in public administration to perform the duties of the office. He or she shall be the chief administrative officer of the Town. The individual shall not have served in an elective office in the Town during the twelve months prior to the appointment. He or she shall devote full-time to the business of the Town. The Town Manager's compensation shall be set by the Selectmen within the amount appropriated by the Town Meeting. The Town Manager shall serve at the pleasure of the Selectmen; however, at least four Selectmen must vote for dismissal **from the position.** ~~if the individual is to be removed from office.~~ The Town Manager shall be responsible for the conduct of affairs placed in his or her charge by this Charter or by other legal source or delegation of authority. Among the powers and duties of the Town Manager are the following:

- a. ~~Recommend to the Selectmen for their consideration and approval~~ policies and long-range goals **to the Selectmen** to guide the plans and programs of ~~the several~~ offices and departments.
- c. Prepare the Salary Administration Plan Bylaw amendment for approval of Town Meeting. ~~In this regard he or~~ /she shall administer the Bylaw and perform all administrative and policy functions in said Bylaw.
- e. Provide staff support to the Capital Expenditure Committee. ~~to assist it in the execution of its duties.~~
- f. Keep Selectmen informed as to the financial condition and needs of the Town and make such recommendations to them as ~~deemed~~ necessary. ~~or expedient.~~

**g) Article 5 - Town Manager, Section 5-2 Responsibility for Budget Preparation (Third Sentence)**

*Current Text:*

It shall address the financial policies and the assumptions that affect the department budgets and enumerate and explain the differences between the current and forthcoming budgets.

*Proposed Text:*

It shall address the financial policies and the assumptions that affect the department budgets and enumerate and explain the differences between the current and ~~forthcoming~~ **proposed** budgets.

**h) Article 5 - Town Manager, Section 5-3 The Warrant Report**

*Current Text:*

The Town Manager shall prepare a warrant report and place it in distribution to all the Town's registered voters a minimum of seven days before each Annual Town Meeting and a minimum of fourteen days before a Special Town Meeting. The warrant report shall be constructed as follows:

For each article in the warrant, a copy of the article or a summary that conveys its full contents; a statement by the submitter of the article of the reason or reasons why the provision set forth in the article should be adopted by Town Meeting, a comment by the Selectmen, and a comment by the Finance Committee.

The Selectmen may also invite the Town officers, boards, commissions and committees affected by an article to submit a comment for the report. The warrant report for a Special Town Meeting need

not be prepared if the Selectmen and the Finance committee agree that the time required for its preparation would delay the holding of such a meeting sufficiently to do harm to the town.

*Proposed Text:*

The Town Manager shall prepare a warrant report and ~~place it in distribution~~ **arrange for its distribution** to all the Town's registered voters a minimum of seven days before each Annual Town Meeting and a minimum of fourteen days before a Special Town Meeting. The warrant report shall be constructed as follows:

For each article in the warrant, a copy of the article or a summary that conveys its full contents; a statement by the submitter of the article of the reason or reasons why the provision set forth in the article should be adopted by Town Meeting, ~~a comment~~ **recommendations** by the Selectmen, and ~~a comment by the Finance Committee.~~

The Selectmen may also invite the Town officers, boards, commissions and committees affected by an article to submit ~~a comment~~ **recommendations** for the report. The warrant report for a Special Town Meeting need not be prepared if the Selectmen and the Finance committee agree that the time required for its preparation would delay the holding of such a meeting sufficiently to do harm to the town.

*i) Article 8 - Recall of Elected Officials, Section 8-1 Holders of an Elective Office May Be Recalled*

*Current Text:*

**Holders of an Elective Office May Be Recalled**

Any holder of an elective office may be recalled and removed by the qualified voters of the Town as provided in this Charter. Recall is intended to be utilized when, in the opinion of the number of voters specified below, an elected official, acting as such, has caused a loss of confidence in his or her judgment or ability to perform reasonably the duties and responsibilities of the office.

*Proposed Text:*

**Holders of an ~~Elective~~ Elected Office May Be Recalled**

Any holder of an ~~elective~~ **elected** office may be recalled and removed by the ~~qualified~~ **registered** voters of the Town as ~~provided~~ **detailed** in this ~~Charter~~ **article**. Recall is intended to be utilized when, in the opinion of the number of voters specified below, an elected official, acting as such, has caused a loss of confidence in his ~~or~~ /her judgment, or ~~the~~ ability to ~~perform~~ **perform** the duties and responsibilities of the office.

*j) Article 8 - Recall of Elected Officials, Section 8-2 Affidavit, Petition, Preparation and Filing*

*Current Text:*

Any ten qualified voters of the Town may file with the Town Clerk an affidavit containing the name of the officer sought to be recalled and a statement of the grounds of recall. The Town Clerk shall promptly transmit a copy of such affidavit to the officer sought to be recalled and to the Selectmen. Within five days from the date of the filing of the affidavit, the Town Clerk shall deliver to the ten voters making such affidavit a sufficient number of copies of petition blanks demanding such recall. The blanks shall be issued, consecutively numbered, by the Town Clerk with the signature and official seal of the Town Clerk attached thereto; they shall be dated and addressed to the Selectmen, shall contain the name of the person sought to be recalled, the grounds of recall as stated in said affidavit, and the names of the persons to whom issued, and they shall demand the election of the successor to such office. The recall petition shall be returned and filed with the Town Clerk at or before 5:00 p.m. of the thirtieth day after issuance of the petition. Said petition before being returned and filed shall be signed by at least ten percent of registered voters and to every signature shall be added the place of residence of the signer, giving the street and number. The Town Clerk shall deliver the petition to the Registrars of Voters, and the Registrars shall, within five days, certify the number of signatures which are names of voters of the Town.



*Proposed Text:*

Any ten ~~qualified~~ **registered** voters of the Town seeking to recall an elected officer of the Town may file ~~with the Town Clerk~~ an affidavit **with the Town Clerk** containing the name of the said officer ~~sought to be recalled~~ and a statement of the grounds ~~of~~ **for** recall. The ~~Town~~ Clerk shall promptly transmit a copy of ~~such the~~ affidavit to the officer sought ~~to be~~ **for** recalled and to the Selectmen. Within five days from the ~~date of the filing of the~~ affidavit **filing date**, the Town Clerk shall deliver ~~to the ten voters making such affidavit~~ a sufficient number of copies of **recall** petition blanks ~~demanding such recall to the ten filing voters.~~

The blanks shall

1. ~~be issued, consecutively numbered, by the Town Clerk with the signature and official seal of the Town Clerk attached thereto;~~
2. ~~they shall~~ be dated and addressed to the Selectmen;
3. ~~shall~~ contain the name of the person sought to be recalled;
4. **contain** the grounds ~~of~~ **for** recall as stated in ~~said the~~ affidavit;
5. ~~and contain~~ the names of the persons ~~to whom issued,~~ **who filed the recall affidavit**
6. **demand a recall election be held**
7. ~~and they shall~~ demand the election of the successor to ~~such the~~ office., **as detailed in Section 8-6.**

The **completed** recall petition shall be returned and filed with the Town Clerk at or before 5:00 p.m. of the thirtieth (30<sup>th</sup>) day after issuance of the petition **to the filers**. ~~Said The~~ petition ~~before being returned and filed~~ shall be signed by at least ten percent of registered voters and ~~to every signature shall be added the~~ **also include the** place of residence ~~of the signer, giving the~~ **with** street and number, **of the signer**. The Town Clerk shall **promptly** deliver the petition to the Registrars of Voters, and the Registrars shall, ~~within five days,~~ certify the number of **Town voter** signatures ~~which are names of voters of the Town within five days.~~

*k) Article 9 - General Provisions, Section 9-3 Date of Appointments*

*Current Text:*

**Date of Appointments**

Terms of appointment shall end on June 30, or until another is duly appointed and qualified.

*Proposed Text:*

**Date Term of Appointments**

Terms of appointment shall end on June 30, or until another **person** is duly appointed and qualified.

*l) Article 9 - General Provisions, Section 9-4 Qualification of Elected and Appointed Officials*

*Current Text:*

**Qualification of Elected and Appointed Officials**

Except for regular Town employees, all elected and appointed officials shall be qualified by the Town Clerk within thirty days of their election or appointment.

*Proposed Text:*

**Qualification of Elected and Appointed Officials-Town Officers**

**To be qualified, a person must be duly elected or appointed, and have taken the oath of office.** ~~Except for regular Town employees, a~~ **All** elected and appointed officials **Town officers** shall be qualified by the Town Clerk within thirty days of their election or appointment., **and may not begin their official duties until they are qualified.**

*m) Article 9 - General Provisions, Section 9-5 Voting of Boards, Commissions, Committees*

*Current Text:*

A majority vote of the total membership of any elective or appointive board, commission or committee shall be required to pass a motion.

*Proposed Text:*

**Except as otherwise provided by Massachusetts General Law, A** a majority vote of the total membership of any elective or appointive board, commission or committee shall be required to pass a motion.

**n) Article 9 - General Provisions, Section 9-14 Charter Revision**

*Current Text:*

The Selectmen shall five years from the effective date of this Charter and every five years thereafter, appoint a committee to study the working of Town government and recommend revisions and amendments considered advisable.

*Proposed Text:*

The Selectmen shall five years from the effective date of this Charter and every five years thereafter, appoint a committee to ~~study~~ **review** the working of Town government and recommend revisions and amendments considered advisable.

**o) Article 9 - General Provisions, Section 9-16 Publication of Charter and Bylaws (Second Sentence)**

*Current Text:*

Copies of the said Bylaws and copies of this Charter shall be made available in suitable form in the office of the Town Clerk.

*Proposed Text:*

Copies of the said Bylaws and copies of this Charter shall be made available ~~in suitable form~~ in the office of the Town Clerk.

**Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Charter Review Comm.:	Recommended approval

Moderator declared motion adopted unanimously.

**Article 7 - Charter Amendment - The Moderator, Election, Deputy Moderator**

Michael Rosenberg made the following motion and the motion was seconded.

Voted, that the Town approve an amendment to the Town of Bedford Charter Article 2, Section 2-5 "The Moderator, Election, Temporary Moderator" as follows:

**Article 2 - The Town Meeting, Section 2-5 The Moderator, Election, Temporary Moderator**

*Current Text:*

**The Moderator, Election, Temporary Moderator**

A Moderator shall be elected for a three-year term to preside over sessions of the Town Meetings. In the absence of the Moderator, the Town Meeting shall elect a temporary Moderator.

*Proposed Text:*

**The Moderator, Election, Temporary Deputy Moderator**

A Moderator shall be elected for a three-year term to preside over sessions of the Town Meetings. **At the first session of the Annual Town Meeting, the Moderator shall appoint a Deputy Moderator to serve until the next Annual Town Meeting in the event of the Moderator's absence or disability, provided that the Town Meeting shall ratify such appointment.**

**The Deputy Moderator shall have all of the powers of the Moderator when presiding at Town Meeting sessions, but shall have no other powers or duties of the Moderator.** In the absence of the Moderator **and the Deputy Moderator**, the Town Meeting shall elect a temporary Moderator.

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval  
Charter Review Comm.: Recommended approval

Moderator declared motion adopted unanimously.

James O'Neil of 21 Clark Road made a motion to close the debate which was seconded.

The Moderator declared the motion to close the debate passed by two-thirds vote.

**Article 8 - Charter Amendment - Volunteer Coordinating Committee Membership**

Michael Rosenberg made the following motion and the motion was seconded.

Voted, that the Town approve an amendment to the Town of Bedford Charter Article 3, Section 3-3 "Appointments" by increasing the number of Volunteer Coordinating Committee members from three (3) to a total of five (5) as follows:

***Article 3 - The Selectmen, Section 3-3 Appointments***

<i>Current Text:</i>			<i>Proposed Text:</i>		
In addition to appointments to temporary posts and committees they may create, the Selectmen shall make the following appointments for the terms specified:			In addition to appointments to temporary posts and committees they may create, the Selectmen shall make the following appointments for the terms specified:		
<u>Office</u>	<u>No. of</u>	<u>Length of Term</u> <u>Years</u>	<u>Office</u>	<u>No. of</u>	<u>Length of Term</u> <u>Years</u>
Volunteer Coordinating Committee	3	3	Volunteer Coordinating Committee	<b>5</b>	3

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval  
Charter Review Comm.: Recommended approval

Moderator declared motion adopted by two-thirds vote.

**Article 9 - Charter Amendment - Duties of the Volunteer Coordinating Committee**

Michael Rosenberg made the following motion and the motion was seconded.

Voted, that the Town approve amendments to the Town of Bedford Charter Article 3, Section 3-5 “Duties of the Volunteer Coordinating Committee” as follows:

***Article 3 - The Selectmen, Section 3-5 Duties of the Volunteer Coordinating Committee***

*Current Text:*

The Volunteer Coordinating Committee shall identify qualified candidates for all appointive offices in the Town, except for appointees who work full or part time for remuneration, and except for appointments to the Volunteer Coordinating Committee. For each appointment made by each appointing authority, except for the just specified exceptions, it shall present the appointing authority with a list of names from which to choose, including the incumbent’s name if he or she wishes to be reappointed. No appointing authority may choose an appointee whose name does not appear on such list. However, the Volunteer Coordinating Committee shall provide additional names if the appointing authority requests them or if any candidate on a list refuses appointment. The appointing authority may make an appointment without following the procedure set forth in this paragraph if the Volunteer Coordinating Committee fails to supply a list of candidates within thirty days of the date of a request.

*Proposed Text:*

The Volunteer Coordinating Committee shall identify qualified candidates for all appointive offices in the Town, except for **the following**:

- appointees who work full or part time for remuneration, ~~and except for appointments to~~
- the Volunteer Coordinating Committee, ,
- **incumbents under consideration for reappointment,**
- **appointees of elected and appointed boards and committees other than those of the Selectmen.**

For each appointment made by each appointing authority, except for the ~~just specified~~ exceptions **specified above, the Committee** shall present the appointing authority with a list of **the name or** names from which to choose, . ~~including the incumbent’s name if he or she wishes to be reappointed.~~ ~~No~~ **The** appointing authority may **not** choose an appointee whose name does not appear on such list. However, the Volunteer Coordinating Committee shall provide **an additional name or** names if the appointing authority requests them or if any candidate on a list refuses appointment. The appointing authority may make an appointment without following the procedure set forth in this paragraph if the Volunteer Coordinating Committee fails to supply a list of candidates within ~~thirty~~ **sixty** days of the date of a request.

**Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Charter Review Comm.:	Recommended approval

Moderator declared motion adopted unanimously.

**Article 10 - Charter Amendment – Signature Requirement for Recall Petitions of Elected Officials**

Michael Rosenberg made the following motion and the motion was seconded.

I move that the Town approve an amendment to the Town of Bedford Charter Article 8 “Recall of Elected Officials”, Section 8-2 “Affidavit, Petition, Preparation and Filing”, the sixth sentence therein, by deleting the signature requirement of 10% of registered voters in order for a recall petition to be certified and replacing said signature requirement with 20%.

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended disapproval  
Charter Review Comm.: Recommended approval

Moderator declared motion defeated.

**Article 11 - Rescind Prior Bond Authorizations and Related Appropriations**

Caroline Fedele made the following motion and the motion was seconded.

Voted, that the Town amend appropriations and rescind the following remaining, unborrowed amounts from the following bond authorizations, for which the projects have begun or have been completed and no further borrowings are required:

Article	Purpose	Original Total	Appropriation to be Rescinded	Bonding Authorization to be Rescinded
Article 17 of the 2014 Annual Town Meeting	Dump Trucks	\$440,000	\$30,000	\$30,000
Article 20 of the 2013 Annual Town Meeting	Ladder Truck	\$960,000	\$55,000	\$55,000

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval  
Capital Expenditure Committee: Recommended approval

Moderator declared motion adopted unanimously.

Catherine Cordes presented the report for the Community Preservation Committee.

**Article 12 - Community Preservation Surcharge Effective July 1, 2015**

Margot Fleischman made the following motion and the motion was seconded.

Voted, that the Town reconfirm a property tax surcharge of three percent (3%) of the taxes assessed annually on real property which shall be dedicated to the Community Preservation Fund, such surcharge to be imposed on taxes assessed for fiscal years beginning on or after July 1, 2015.

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval

Planning Board:

Unanimously recommended approval

Moderator declared motion adopted.

### **Article 13 - Bond Authorization - Town Hall Building Systems Replacement**

Margot Fleischman made the following motion and the motion was seconded.

Voted, that the Town appropriate the sum of \$2,850,000 for remodeling, reconstructing and making extraordinary repairs to the Town Hall located at 10 Mudge Way, including the payment of any other costs incidental or related thereto; that to meet the appropriation \$71,612 be transferred from Article 18-4 2012 ATM – Town Hall Multi-purpose Room Rehab, \$479,000 shall be transferred from available funds, \$946,000 be transferred from surplus revenue, \$291,000 shall be transferred from Community Preservation Act funds and \$209,000 from Community Preservation General Reserves, and the Treasurer, with the approval of the Selectmen, is authorized to borrow the remaining \$853,388 of which shall be borrowed under and pursuant to Chapter 44B of the General Laws (the Community Preservation Act) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

#### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Capital Expenditure Committee:	Recommended approval
Community Preservation Comm.:	Recommended approval

Moderator declared motion adopted by two-thirds vote. Seven voters challenged the vote. After a hand count, the Moderator declared the motion adopted by two-thirds vote (In favor-83, Opposed-23).

### **Article 14 - Amend FY 2015 Community Preservation Budget**

Margot Fleischman made the following motion and the motion was seconded.

Voted, that the Town amend the Fiscal Year 2015 Community Preservation appropriations voted in Article 19 of the 2014 Annual Town Meeting utilizing FY15 Community Preservation Funds by making the following adjustments:

By adding the following new appropriations:

13. Municipal Affordable Housing Trust - \$304,272.00

#### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval
Community Preservation Comm.:	Recommended approval

Moderator declared motion adopted.

Moderator stated that the operating budget article would be read. A hold may be placed on any Line item.

### **Article 15 - Amend FY 2015 Operating Budgets**

Stephen Steele made the following motion and the motion was seconded.

Voted, that the Town amend the sums appropriated under Article 24 of the 2014 Annual Town Meeting, Operating Budget - Fiscal Year 2015, beginning July 1, 2014, to be raised in the tax levy unless otherwise specified, by amending the following specified accounts with the following revised amounts:

#### **Account #1300 Finance Department**

- Amend so as to increase the appropriation by \$55,000 for a revised total appropriation of \$1,011,342
- Further amend so as to increase the Interest Abatement segregation by \$25,000 for a revised Interest Abatement segregation of \$75,000
- Further amend so as to decrease the amount to be transferred from the sewer fund by \$126,436 for a revised amount of \$49,356

#### **Account #1301 Insurance and Benefits**

- Amend so as to decrease the appropriation by \$2,455 for a revised total appropriation of \$10,224,028

#### **Account #1310 Financial Committees**

- Amend so as to decrease the tax levy appropriation to the Reserve Fund by \$50,000.
- Further amend as to transfer \$42,960 from Article 17 15-01 of the 2014 Annual Town Meeting, Facilities Lane/Davis Space Modifications (Account number 001.3500.5780.8067.0000) to the Financial Committees Reserve Fund;
- Further amend as to transfer \$55,040 from Article 20 14-06 of the 2013 Annual Town Meeting Facilities Classroom Renovation and Space Reconfiguration (Account number 001.3502.5780.8044.0000) to the Financial Committees Reserve Fund.
- For a total revised Financial Committee appropriation of \$674,614, and a revised Reserve Fund segregation of \$673,000.

#### **Account #3001 Vocational Education**

- Amend so as to increase the appropriation by \$10,000 for a revised total appropriation of \$555,000

#### **Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval

Moderator declared motion adopted unanimously.

### **Article 16 - Amend FY 2015 Ambulance Enterprise Budget for Introduction of Town Advanced Life Support Services**

Michael Rosenberg made the following motion and the motion was seconded.

Voted, that the Town amend the sums appropriated under Article 25 of the 2014 Annual Town Meeting, Ambulance Enterprise Budget – Fiscal Year 2015, beginning July 1, 2014, by amending the following revised amounts:

- Amend so as to increase the appropriation by \$115,144, for a revised total appropriation of \$804,196; and in doing so,

By increasing the following sums to be appropriated:

- Salaries by \$78,743 for a revised total Salaries amount of \$476,601
- Capital Outlay by \$66,101 for a revised total Capital Outlay amount of \$71,127

and, by decreasing the following sum to be appropriated:

- Operational Expenses by \$29,700 for a revised total Operation Expenses amount of \$256,468.
- Further amend the amounts to be raised to meet said appropriations by revising the total Ambulance Receipts to \$730,527, an increase of \$76,264; and further by transferring the amount of \$38,880 from the Ambulance Enterprise Fund Retained Earnings; with no change to the tax levy subsidy

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval

Moderator declared motion adopted unanimously.

**Article 17 - Appropriate Funds for FY 2015 Bedford Police Officers Collective Bargaining Agreement**

Mark Siegenthaler made the following motion and the motion was seconded.

Voted, that the Town vote to appropriate the sum of \$14,921.73 to be added to Article 24, Operating Budget Fiscal Year 2015, Account #2010, Police Department, as voted at the 2014 Annual Town Meeting with \$14,446.73 to be added to the Salaries segregation therein to fund the provisions of a Collective Bargaining Agreement between the Town of Bedford and the Bedford Police Officers Association commencing July 1, 2014 for the Police Officers; by transferring \$14,921.73 from said Article 24, Operating Budget Fiscal Year 2015, Account Number 1220, Selectmen.

**Recommendations:**

Selectmen: Recommended approval  
Finance Committee: Recommended approval

Moderator declared motion adopted unanimously.

**Article 18 - Stabilization Fund Appropriation**



Stephen Steele made the following motion and the motion was seconded.

Voted, that the Town raise and appropriate \$200,000 to the Stabilization Fund, as provided under Massachusetts General Laws, Chapter 40, Section 5B.

**Recommendations:**

Selectmen:	Recommended approval
Finance Committee:	Recommended approval

Moderator declared motion adopted unanimously.

Margot Fleischman made a motion to adjourn Annual Town Meeting sine die. The motion was seconded the Town Meeting adjourned at 10:44 PM.